

Unit 1913 - Nu River Landing

1913 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10398418
 Status: Active
 Size: 1,270 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Other View
 List Price: \$509,000
 List PPSF: \$401
 Valuated Price: \$551,000
 Valuated PPSF: \$434

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 409
 Number of active listings for rent: 22
 Number of active listings for sale: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 5

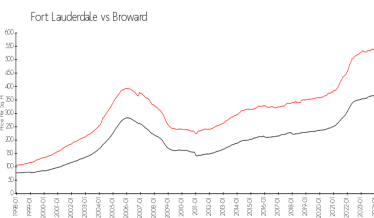
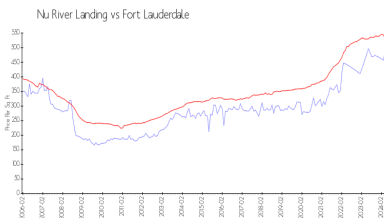
Building Association Information

Nu River Landing Condominium
 (954) 640-1199

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2402	1,246 sq ft	May 2024	\$635,000	\$510
1415	803 sq ft	Apr 2024	\$400,000	\$498
1806	1,017 sq ft	Apr 2024	\$480,000	\$472
922	1,246 sq ft	Mar 2024	\$625,000	\$502
1007	1,233 sq ft	Feb 2024	\$510,000	\$414
1709	1,246 sq ft	Feb 2024	\$527,500	\$423

Market Information

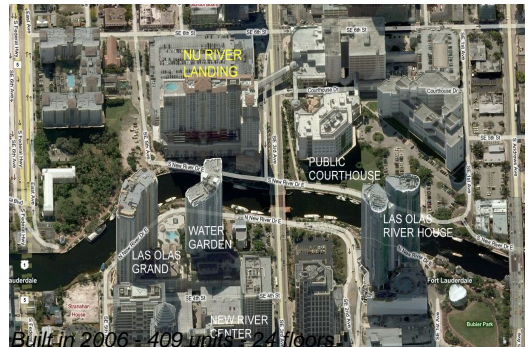


Nu River Landing: \$489/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Nu River Landing: 1%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Nu River Landing	59 days
Fort Lauderdale	76 days
Broward	67 days